

2nd November 2011

Trimswell Farm, £695,000, Wood's Totnes. Tel: 01803 866336

Rural character home with camp site, barn and paddocks - Certified with the Camping & Caravanning Club

The Totnes office of Wood's Estate Agents & Auctioneers is delighted to have been instructed to sell Trimswell Farm, a unique rural retreat in a secluded location amidst the rolling South Devon countryside within easy reach of the villages of Harberton, Harbertonford and Diptford, approximately seven miles from the ancient borough of Totnes and around three miles from the main A38 Expressway.



The farmhouse was built in the 1970's and is a contemporary dwelling that has been extended, refurbished and adapted by the present owners using a range of natural materials to create a character home with a traditional rustic appeal.



Trimswell Farm sits on level land extending to approximately seven acres with no near neighbours and comes with a large contemporary agricultural barn, which provides the amenities for the Camping & Caravanning Club site.

Inside the house, on the ground floor is a spacious entrance hall; shower room; 21'6" x 16'9" character sitting room with a bay area and French windows along with a log burning stove; dining room; utility room with partially vaulted ceiling, Belfast sink, doors to outside and extensive shelving; cloakroom; study; third bedroom and farmhouse style kitchen with granite work surface and double Belfast sink unit, additional units with granite effect surfaces, a built-in oven, electric hob, oil-fired range cooker and double doors leading out onto the verandah and rear gardens.

Upstairs, the landing with plenty of storage cupboards gives access to three further double bedrooms, the master with an excellent range of built-in wardrobes and doors to a Juliet balcony and all with far reaching countryside views, and the family bathroom.

Trimswell Farm is approached from the lane via a gate, which provides access to a parking area. The oil tank is to the side of the property and



a bore hole is sited in one of the paddocks. To the front of the house is an enclosed garden area and to the rear is a covered verandah leading to the gardens, which are mainly laid to lawn and extend to nearly half an acre with a woodland area, tree house and fruit trees.



Principally, there are two paddocks, both on level ground. The first is of nearly 2.7 acres with good road access and the second is of nearly 3.4 acres with disused road access.

The barn and camp site sits in just under an acre, and is certified with the Camping & Caravanning Club for tents and five camper vans. The large modern barn has an enclosed area used as a workshop and provides facilities for holidaymakers including water, electricity and private drainage.

Trimswell Farm provides a rural retreat with a life/ work balance; an ideal opportunity for those seeking 'the good life'.

Wood's is a member of **team**, working together with over 100 other **team** offices in the Westcountry and hundreds nationwide to sell more homes for clients. For further information about **team**, visit www.westcountryteam.com.

To arrange a viewing or for further information, pop into the Wood's Totnes office at The Plains in the town, call 01803 866336 or visit www.woodshomes.co.uk or www.teamprop.co.uk.

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Digital images are available from bubblepr@mac.com

Notes to editors:

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK. Over 100 **team** offices in the Westcountry work together, along with hundreds nationwide, to sell property for clients. **team's** 'blue sky' image, with transparent team logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

For further information, please contact:

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